

ORDINANCE NO. 961

AN ORDINANCE OF THE TOWN OF HOLLYWOOD PARK, TEXAS, AMENDING CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS, BY ADOPTING A NEW SEC. 14-42A RELATING TO RESIDENTIAL PORTABLE STORAGE CONTAINERS/UNITS AND COMMERCIAL PORTABLE STORAGE CONTAINERS/UNITS

WHEREAS, the City Council of the Town of Hollywood Park has determined that it would be in the public interest to revise Chapter 14, Buildings and Building Regulations, by adopting a new Section 14-42A regulating residential portable storage containers/units and commercial portable storage containers/units.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HOLLYWOOD PARK, TEXAS that Chapter 14 of the Code of Ordinances of the Town of Hollywood Park is hereby amended by adopting the following new Section 14-42A:

“Sec. 14-42A. Residential and commercial portable storage containers/units.

(a) *Definitions.*

(1) *Residential portable storage containers/units* are facilities which are designed and used to store tangible personal property and which are typically delivered to a property of a customer and left onsite for some temporary period. The term “residential portable storage container/unit” does not include trash and garbage receptacles or dumpsters ordinarily used for the storage of garbage or construction debris.

(2) *Commercial portable storage containers/units* are facilities which are designed and used to store tangible personal property and which are typically delivered to a property of a customer and left onsite. The term “commercial portable storage container/unit” does not include trash and garbage receptacles or dumpsters ordinarily used for the storage of garbage or construction debris. A commercial portable storage container/unit is not to be confused with portable buildings mentioned in Sec. 78-157 of the Zoning Code.

(b) *Residential portable storage containers/units*

(1) There is a limit of one residential portable storage container/unit for each residential property.

(2) A resident must first obtain a permit prior to delivery of a residential portable storage container/unit.

(3) A residential portable storage container/unit may not exceed 16 feet in length and 10 feet in height.

(4) A residential portable storage container/unit may be placed on a residential property for not more than 60 calendar days from the date of its permit during any 12 month period. A one time extension for an additional 60 calendar days during the twelve month period will be allowed upon payment of a doubled permit fee. The fees for such permits shall be set forth in the town fee schedule. If a permit is not obtained prior to the residential portable storage container/unit placement, the permit fee shall be doubled. The residential portable storage container/unit permit shall be posted and visible from the closest public right-of-way.

(5) Residential portable storage containers/units associated with an approved building construction permit shall be allowed to remain onsite until final inspection approval of the construction project. The residential portable storage containers/units must be removed from the property within 30 days of the final inspection approval.

(6) All residential portable storage containers/units must be located (i) on an improved all weather surface as near the residence as possible [except for new construction sites], (ii) off of public right-of-way, (iii) as far from the building setback line as possible (subject to verification by an authorized representative of the building official of the Town of Hollywood Park).

(c) *Commercial portable storage containers/units*

(1) Commercial portable storage containers/units shall not be placed on any commercial property without first obtaining a permit prior to placement.

(2) A commercial portable storage container/unit may not exceed 40 feet in length and 10 feet in height. Commercial portable storage containers/units may not be stacked.

(3) A commercial portable storage container/unit permit shall be limited to one calendar year from the date of issuance. Such permit may be renewed annually. The fee for a commercial portable storage container/unit permit shall be set forth in the town fee schedule. If a permit is not obtained prior to container placement, the fee will be doubled. The commercial portable storage container/unit permit shall be posted and visible from the closest public right-of-way.

(4) No more than three (3) commercial portable storage containers/units may be located on any commercial tract of land. Commercial portable storage containers/units may not be placed on any parking space which would have the effect of reducing the available parking spaces below the minimum required by the Zoning Code.

(5) No commercial portable storage container/unit may be visible from the highway frontage road of Texas State Highway Loop 1604 or U. S. Highway 281 or must be behind a fence in accordance with the Code of Ordinances.

(6) All commercial portable storage containers/units must be located (i) on an improved all-weather surface except for new construction sites, (ii) within all building setback lines, and (iii) as far from the front property line as possible (subject to verification by the building official).

(d) *General*

(1) Existing residential portable storage containers/units shall be removed by the owner of the property upon which such storage container/unit is located within thirty (30) days from the adoption of Section 14-42A of the Code of Ordinances unless a permit is obtained for the continued placement of such storage container/unit. The owner of any storage container/unit for which a permit is not procured within such time shall be in violation of Chapter 14 of the Building Code.

(2) Commercial properties upon which there are more than three (3) existing commercial storage containers/units or upon which there are commercial storage containers/units which do not comply otherwise with subsection (c) of this section, may continue the placement of the existing containers/units for five (5) years from the adoption of Section 14-42A of the Code of Ordinances. If a property with more than three (3) existing commercial storage containers/units or nonconforming commercial storage containers/units is sold, transferred or conveyed within the five (5) year period stated above, the property shall be brought into compliance with Section 14-42A of the Code of Ordinances within thirty (30) days of the sale, transfer or conveyance. If compliance is not achieved within such time, the owner of the property shall be in violation of Chapter 14 of the Building Code.

This Ordinance shall become effective after its passage and publication according to law.

PASSED, APPROVED and ADOPTED by the City Council of Hollywood Park, Texas, on this 21st day of April, 2015.



Chris Fails, Mayor

ATTEST:


Janice Alamia, City Secretary

APPROVED AS TO FORM:


Michael S. Brennan, City Attorney